

12/7/09 -

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Town of Acton
Classification Hearing - FY 2010
December 7, 2009

Board of Assessors

David Brown, Chairman
Carol Lipner-Srebnick
Susan Miller

Selectmen's Decisions

requiring a vote

- Shift the tax burden between the “R” and the “CIP” classes.
- “Open Space Discount”
- “Residential Exemption”
- “Small Commercial Exemption”

Shifting the Tax Burden

- Determine percentages of levy to be paid by each property class.
- Acton may shift 50% additional taxes to the “CIP” class
- A Residential factor of 100% - all property is taxed at the same rate.
- A Residential factor $< 100\%$ results in increasing the “CIP” percentage of the levy

Average Residential Valuation :

\$ 414,533

	No Shift	5% Shift	10% Shift	20% Shift
Tax Rate	17.12	17.00	16.87	16.61
Tax Bill	7,107.35	7,057.53	7,003.56	6,895.62
Savings	~	49.82	103.79	211.73

Average Commercial/Industrial Valuation: \$914,412

	No Shift	5% Shift	10% Shift	20% Shift
Tax Rate	17.12	17.98	18.84	20.55
Tax Bill	14,975.25	15,727.51	16,479.77	17,975.54
Added Tax	~	752.26	1,504.52	3,000.29

The “Open Space” discount

- Acton has no parcels classified as Open Space.

The “Residential Exemption”

- Reduces the taxable value of a taxpayer’s principal residence with certain exclusions.
- May be up to 20% of the average assessed value of all residential parcels. Exemption is recovered by increasing the tax levy on the balance of the residential parcels.

The “Small Commercial Exemption”

- Reduces the taxable value of eligible businesses by up to 10% .
- “Eligible businesses” are determined by the Department of Employment and Training.
- Commercial and Industrial classes given a separate rate of tax from Personal Property.
- Residential and Open Space discounts not affected.
- Exemption is recovered by increasing the tax levy upon the balance of commercial and industrial parcels.

